



Highlands Close, Horton Bank Top,

Asking Price £230,000

* SEMI DETACHED * FOUR BEDROOMS * TWO RECEPTION ROOMS * CLOSE TO AMENITIES *
* FAMILY SIZED * GARDENS * PARKING * CONVERTED GARAGE/GYM *

This superb family sized four bedroom property is sure to attract attention due to its size, condition and location!! Ideally situated just off Hollingwood Lane with easy access to schools, Brackenhill Park and Quora Retail Park which boasts ample shops.

The well presented property benefits from two reception rooms, enclosed garden and a driveway providing off street parking. Briefly comprising entrance hallway, lounge, dining room, kitchen, three first floor bedrooms and a house bathroom, together with a further overall attic fourth bedroom to the second floor.

To the outside there are gardens to front and rear with a driveway providing off street parking. The property also boasts a garage (which has been converted into a gym/useful storage).



Entrance Hall

With tiled floor and radiator.

Kitchen

11'7" x 7'10" (3.53m x 2.39m)

Fitted kitchen having a range of wall and base units incorporating sink unit, tiled splashback, plumbing for auto washer, radiator, storage cupboard, cooker point, upvc door to rear.

Dining Room

9'11" x 11'11" (3.02m x 3.63m)

With underfloor heating, radiator and French doors.

Lounge

14'11" x 12'6" (4.55m x 3.81m)

With living flame gas fire in fireplace surround, radiator.

First Floor

Bedroom One

11'10" x 11'4" (3.61m x 3.45m)

With radiator.

Bedroom Two

12'1" x 10'10" (3.68m x 3.30m)

With fitted wardrobe and radiator.

Bedroom Three

8'5" x 6'10" (2.57m x 2.08m)

With radiator.

Bathroom

Modern three piece suite comprising panelled bath with 'rain' shower over, low suite wc, pedestal wash basin, tiled walls and floor, towel radiator.

Second Floor

Attic Bedroom Four

11'3" x 10'9" (3.43m x 3.28m)

With radiator and eaves storage.

Exterior

To the outside there is a lawned garden to the rear with useful storage/outhouse. To the front there is a driveway providing off-road parking leading to a converted garage (currently used as a gym/useful storage space).

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, turn left onto Hollingwood Ln, turn right onto Highlands Cl and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

COUNCIL TAX BAND

C



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	57	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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